

Message Text

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PAGE 01 TEHRAN 05939 231244Z

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ACTION NEA-10

INFO OCT-01 ISO-00 CCO-00 /011 W
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O 231217Z JUN 75
FM AMEMBASSY TEHRAN
TO SECSTATE WASHDC IMMEDIATE 2130

UNCLAS TEHRAN 5939

E.O. 11652: N/A
TAGS: AFSP; IR
SUBJECT: FY-75 FUNDING FOR ISFAHAN AND SHIRAZ

REF: EMBTEL 5660 AND 5705, STATE 138960

1. SUITES OF OFFICES MENTIONED TEHRAN 5705 WERE LOST TO
EMBASSY BY THE TIME WE COULD ARRANGE FOR MARSHALL TO GO TO
ISFAHAN TO MEET WITH EMBASSY CONTRACTING OFFICER
AND LANDLORD.

2. WE ARE NOW QUITE SURE OF CONCLUDING OFFICE SPACE LEASE
ON SECOND FLOOR OF SAME BUILDING(OVER MEZZANINE)
WHICH IS ABOUT THE SAME CONFIGURATION EXCEPT THAT BOTH
SUITES FACE STREET EXPOSURE AND TOTAL 280 SQUARE METERS.
TERMS INCLUDE FIVE YEAR PERIOD WITH OPTION FOR FIVE
ADDITIONAL YEARS. PAYMENT: ONE YEAR IN ADVANCE, AT
180,000 RIALS PER MONTH FOR THE TWO APARTMENTS.

3. WE WILL ALSO HAVE OPTION TO RENT UNDERGROUND PARKING
SPACE AT PRICE STILL UNDETERMINED BUT FIXED DURING NEXT
MONTH.

4. LEASE EFFECTIVE UPON SIGNATURE WHICH IS NOW FIXED FOR
JUNE 25 AT 10 A.M.

5. RESIDENTIAL QUARTERS ISFAHAN STILL NOT FOUND. HAVE NOW
AGREED WITH REAL ESTATE AGENT TO PAY ONE-HALF FIRST MONTH'S
RENT FOR SUCCESSFUL FINDERS FEE. THIS IS CUSTOMARY AT ISFAHAN,
AND NECESSARY DUE TO PRESSURE OF TIMING.

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6. MARSHALL WILL RETURN TO SHIRAZ JUNE 25 UNLESS HE IS NEAR
SUCCESS IN FINDING PRINCIPAL OFFICER RESIDENCE WHILE AT ISFAHAN.

7. PRESENT SITUATION SHIRAZ INCLUDES POSSIBILITY LEASING
BUILDING OF TWO FLOORS IN BAGHERAM RESIDENTIAL AREA NEAR CITY
CENTER AP APPROXIMATELY 200,000 RIALS PER MONTH. PRINCIPAL
OFFICER'S APARTMENT WOULD BE LOCATED ON GROUND FLOOR AND
OFFICES ON SECOND FLOOR. COMPLEX WOULD INCLUDE FIFTEEN TO
EIGHTEEN ROOMS DEPENDING ON INTENDED UTILIZATION. PARKING
WOULD BE A PROBLEM WHICH COULD POSSIBLY BE RESOLVED LATER
THROUGH LEASING SPACE ON ADJACENT LOT. EMBASSY MAY HAVE OTHER
OFFERS AT SHIRAZ IN NEXT FEW DAYS AND WILL WIRE IMMEDIATELY
UPON RECEIPT FIRM INPUT.

8. REQUEST AUTHORITY AND FISCAL DATA TO LEASE OFFICE SPACE
ISFAHAN UNDER CONDITIONS AS CITED ABOVE.

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